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Record & Return to:  
 Robin Hayden  
 c/o Toys "R" Us  
 461 From Road  
 Paramus, NJ 07652

TRU #7526  
 Fresh Pond Shopping Ctr.  
 Cambridge, MA

MS44-93

## COMMENCEMENT AGREEMENT

Agreement made and entered into as of this 27th day of January, 1993, between RUSEN ATINES, Trustee of the Fresh Pond Shopping Center Trust ("Landlord"), having an office address of Fresh Pond Shopping Center, Cambridge, Massachusetts 02138, and TOYS "R" US - MASS, INC., having an office at 461 From Road, Paramus, New Jersey 07652 ("Tenant").

153156

876-6

186 ALEXANDER BROOK PARKWAY

## R E C I T A L S

A. Pursuant to a certain lease entered into between Landlord and Tenant dated as of July 13,, 1992 (hereinafter, together with the amendments thereto, if any, described in Paragraph B of this Recital, called the "Lease"), Landlord leased to Tenant a portion of the premises described on Exhibit A annexed hereto (the "Land"); and which portion is designated as "Tenant's Area" on the Site Plan, Exhibit B, annexed hereto and made a part hereof.

B. A Notice of Lease was filed in Middlesex South Registry District of the Land Court on July 27, 1992 as Document No. 875837 and Recorded as Instrument 304.

C. The Lease has not been amended.

D. Pursuant to Section 2.01(b) of the Lease, Landlord and Tenant agreed to execute, acknowledge and deliver to each other duplicate originals of an agreement setting forth, among other things, the date on which the term of the Lease commenced (hereinafter called, and in the Lease defined as, "Commencement Date"), the expiration date of the Initial Term and the commencement and expiration dates of the renewal periods (as such terms are defined in the Lease).

NOW, THEREFORE, Landlord and Tenant agree as follows:

1. The Commencement Date of the Lease, the expiration date of the Initial Term thereof and the commencement and expiration dates of each renewal period are as follows

A. Initial Term:

(i) Commencement Date: October 17, 1992

(ii) Expiration Date: January 31, 2018

B. First Renewal Period:

(i) Commencement Date: February 1, 2018

(ii) Expiration Date: January 31, 2023

C. Second Renewal Period:

(i) Commencement Date: February 1, 2023

(ii) Expiration Date: January 31, 2028